



Public Hearing of Council

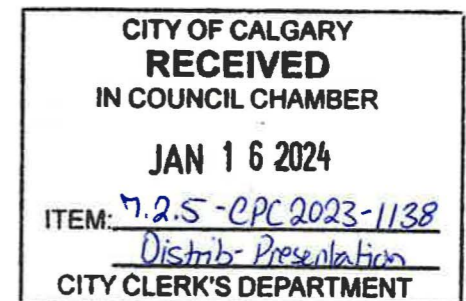
Agenda Item: 7.2.5

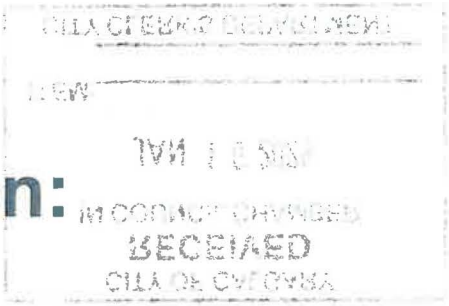


LOC2023-0216 / CPC2023-1138

Land Use Amendment

January 16, 2024

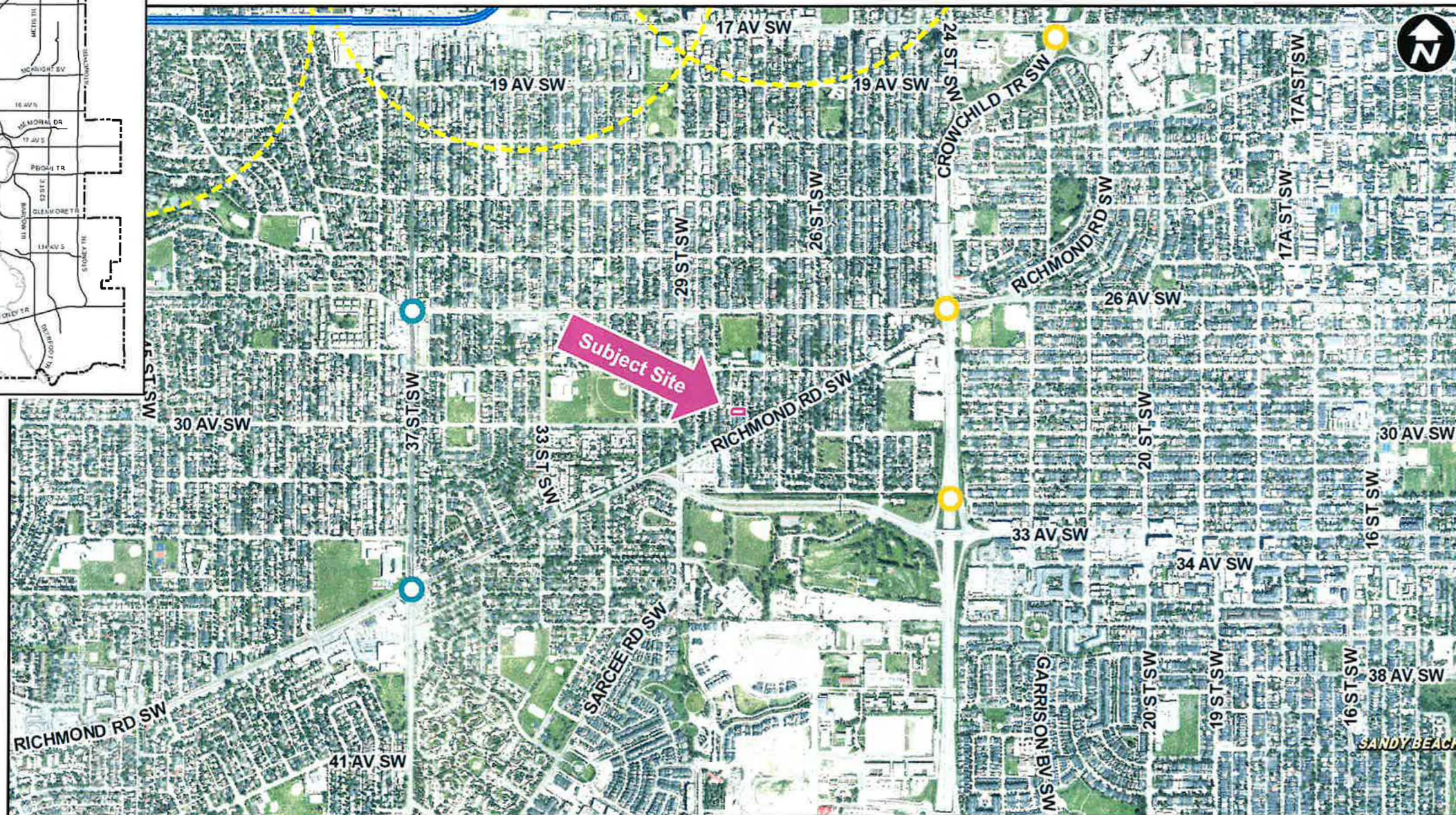
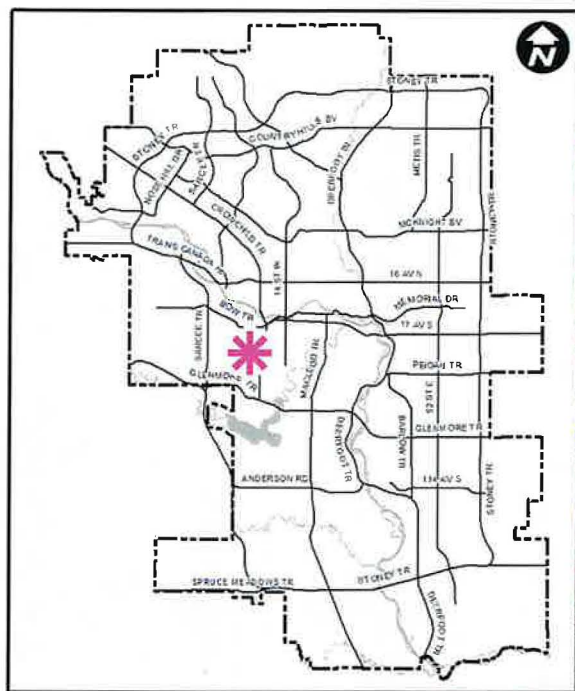




Calgary Planning Commission's Recommendation:

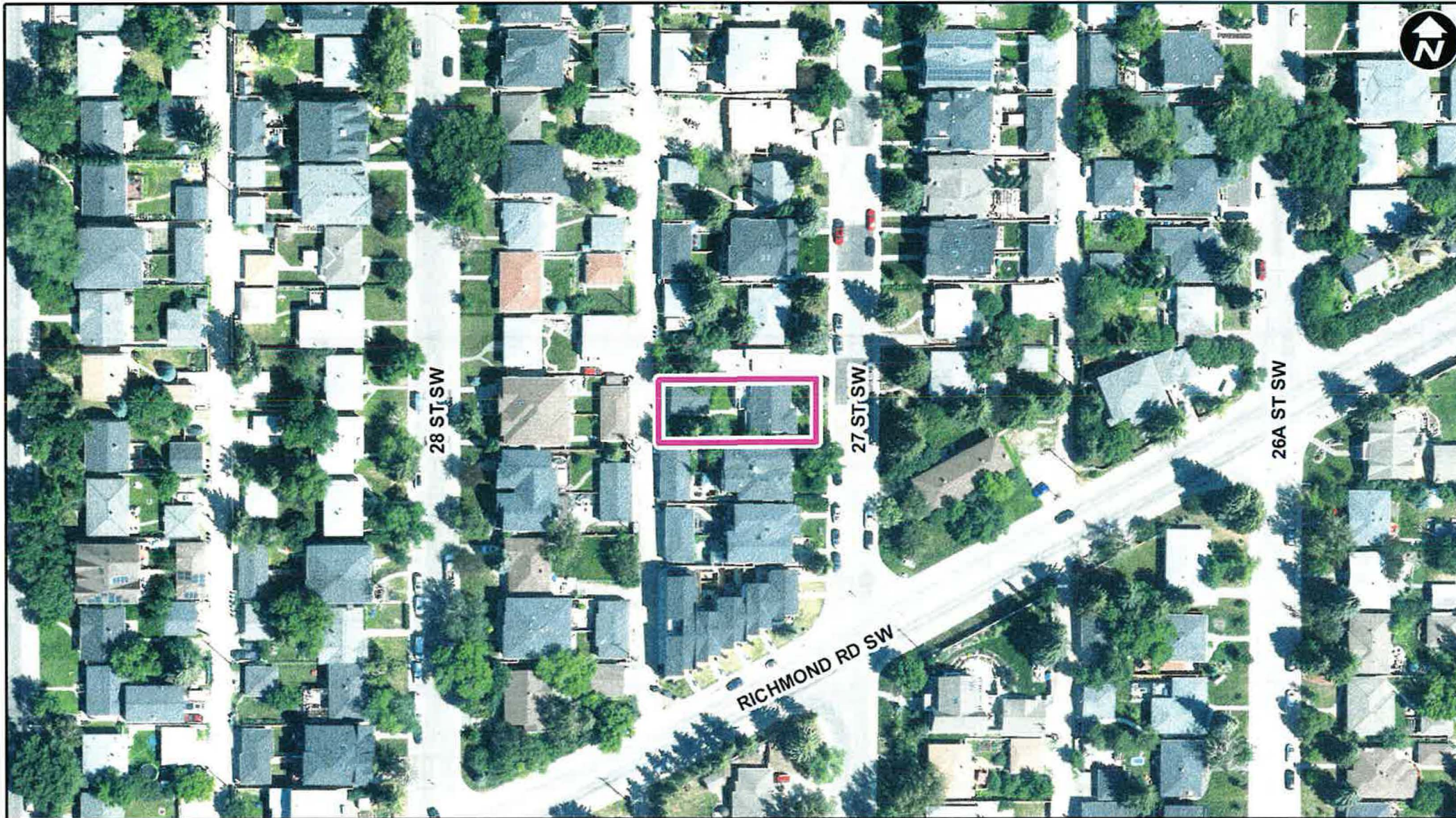
That Council:

Give three readings to **Proposed Bylaw 3D2024** for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 3033 – 27 Street SW (Plan 5561O, Block 52, Lots 16 and 17 from Direct Control (DC) District to Residential – Contextual One / Two Dwelling (R-C2) District.



LEGEND

- 600m buffer from LRT station
- LRT Stations
 - Blue
 - Downtown
 - Red
 - Green (Future)
- LRT Line
 - Blue
 - Blue/Red
 - Red
- Max BRT Stops
 - Orange
 - Purple
 - Teal
 - Yellow



- LEGEND**
- 600m buffer from LRT station
 - LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future)
 - LRT Line**
 - Blue
 - Blue/Red
 - Red
 - Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow
 - Bus Stop

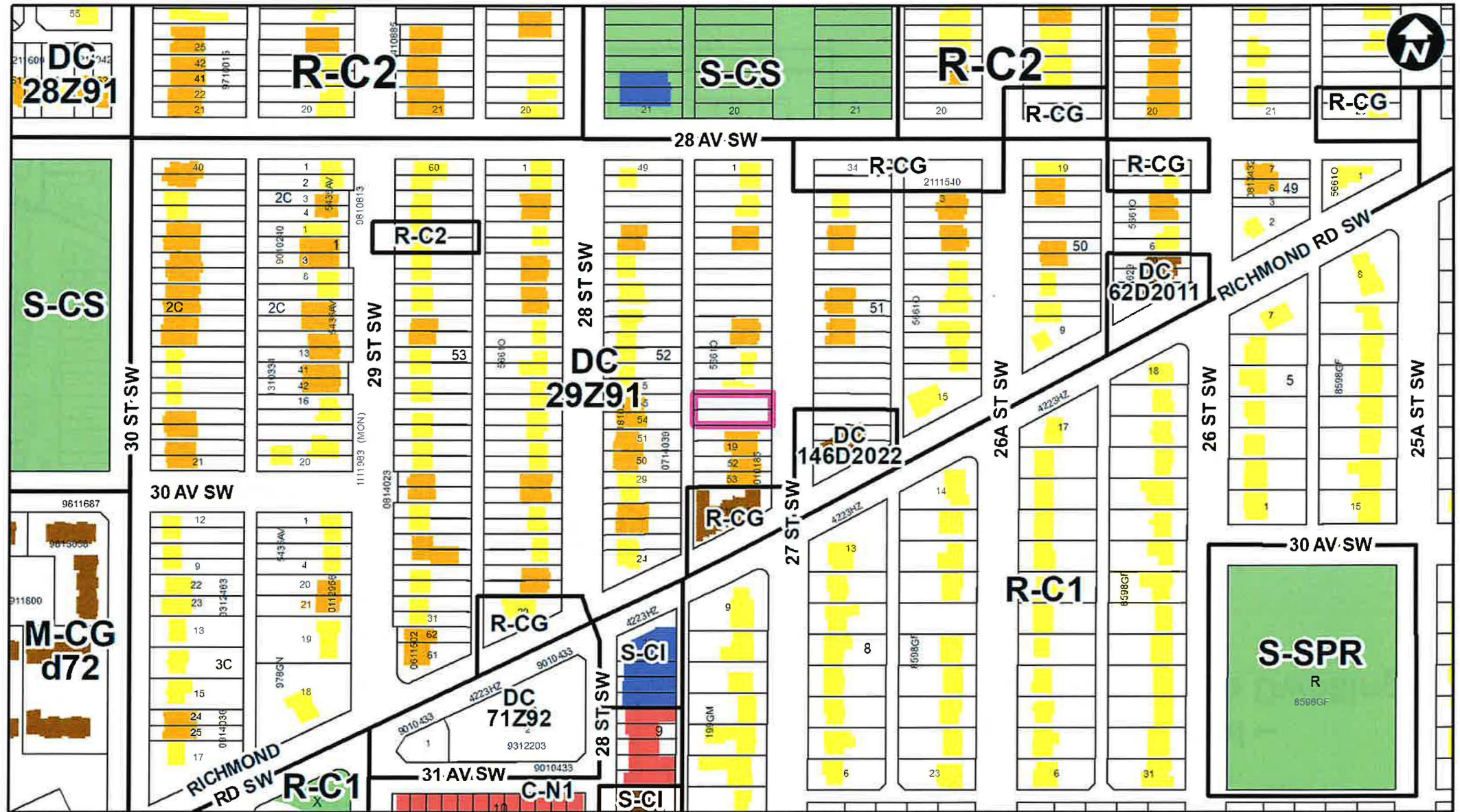
Parcel Size:

0.06 ha
15m x 38m

Surrounding Land Use

LEGEND

- Single detached dwelling
- Semi-detached / duplex detached dwelling
- Rowhouse / multi-residential
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary



Proposed Land Use Map



Proposed Residential – Contextual One / Two Dwelling (R-C2) District:

- Accommodates duplex dwellings, semi-detached dwellings, and single detached dwellings
- Allows for secondary suites
- Maximum building height of 10 metres

Calgary Planning Commission's Recommendation:

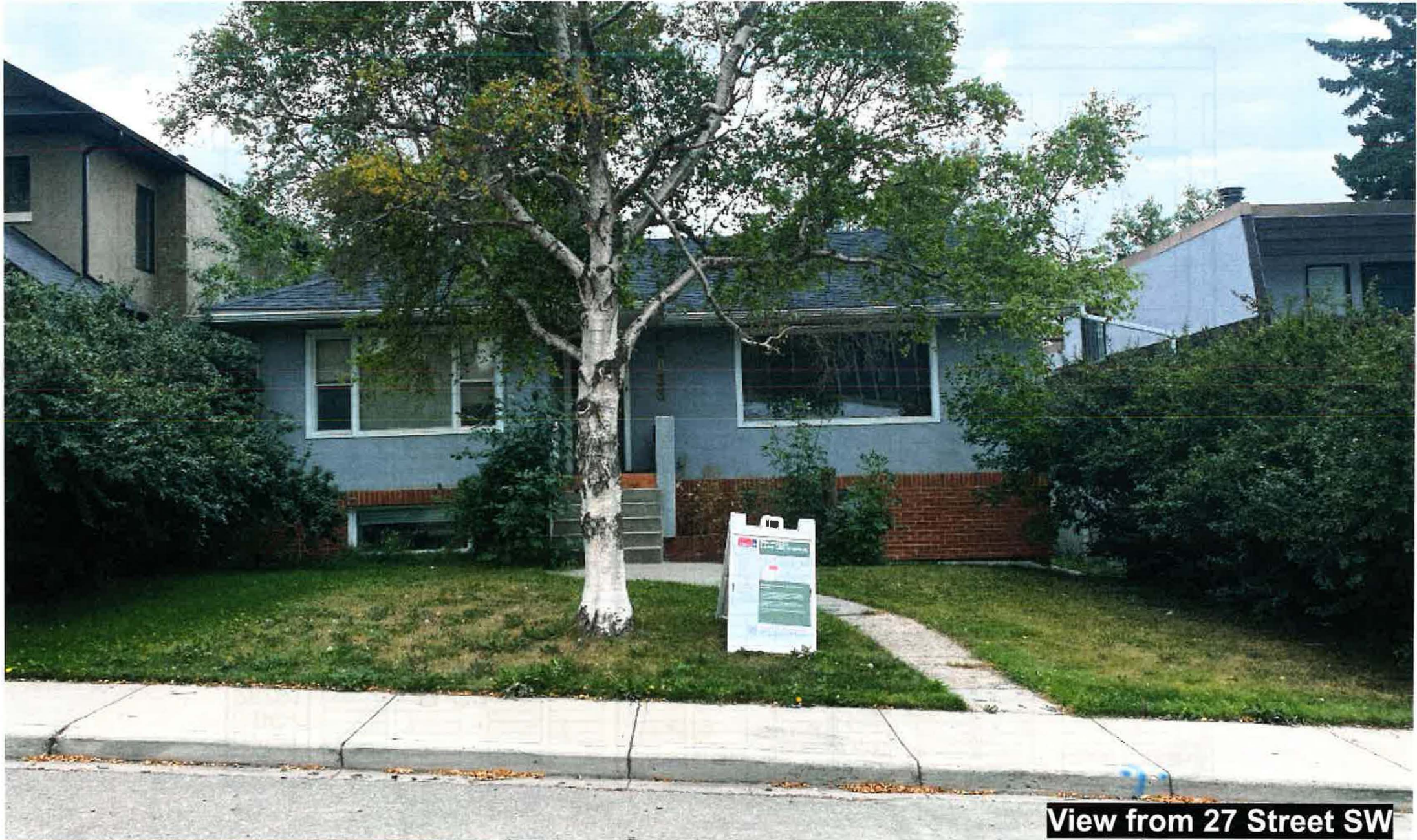
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Supplementary Slides

Existing Land Use Map





View from 27 Street SW



View from rear lane